

RABIDEAU LAW BRIEF

T O W N O F P A L M B E A C H

JANUARY 2019



Advertisement

RABIDEAU LAW

PALM BEACH - TORONTO

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

THE RABIDEAU LAW BRIEF PROVIDES INSIGHT INTO THE REAL ESTATE TRANSACTIONS AND TRENDS AFFECTING THE TOWN OF PALM BEACH



REFERENCES

- Town of Palm Beach Building Division, <http://www.townofpalmbeach.com>
- Town of Palm Beach Town Council, <http://www.townofpalmbeach.com>
- Town of Palm Beach Architectural Commission (ARCOM), <http://www.townofpalmbeach.com>
- Town of Palm Beach Landmarks Preservation Commission, <http://www.townofpalmbeach.com>
- Palm Beach County Clerk of Court & Comptroller, <http://www.mypalmbeachclerk.com>
- Realtors Association of the Palm Beaches Multiple Listings Services, <http://www.flexmls.com>
- Palm Beach Daily News, <http://www.palmbeachdailynews.com>
- Palm Beach County Appraisers Office, <http://pbcgov.com/papa/>
- Palm Beach Board of Realtors Multiple Listing Service, <https://pbb.flexmls.com>

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

Bustling \$1.3 Billion Market For High End Palm Beach Homes

Top December Sale of 235 Dunbar Brings \$8.1 Million

The bustling real estate market in Palm Beach continued its trend through 2018, with \$1.2 billion in sales in the \$1 million-plus single-family-home category. The median price for the year was \$4.5 million and 162 homes were sold. The median price in this category during the last quarter was \$5.2 million, a 14% decrease. The top transaction of the year was listed and sold by Christian Angle of Christian Angle Real Estate, bringing \$41.3 million for the sale of 1485 S. Ocean Boulevard. The top transaction for the last quarter was listed and sold by Suzanne Trapani Frisbie of the Corcoran Group, bringing \$28.6 million for the sale of 219 Indian Road. The top December transaction was the private sale of 235 Dunbar for \$8.1 million.

The median price for \$1 million-plus listings in the last quarter jumped 37% to \$6.8 million from \$5 million as reflected during the same period of 2017. Christian Angle of Christian Angle Real Estate made the top listing with his presentation of 1071 N. Ocean Boulevard for \$59.9 million. Of the 20 new homes listed in December, Chris Deitz of William Raveis Palm Beach brought the top listing to the market, pricing 520 Island Drive at \$44.5 million.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
235 Dunbar Road	\$8,100,000	17-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	5,730

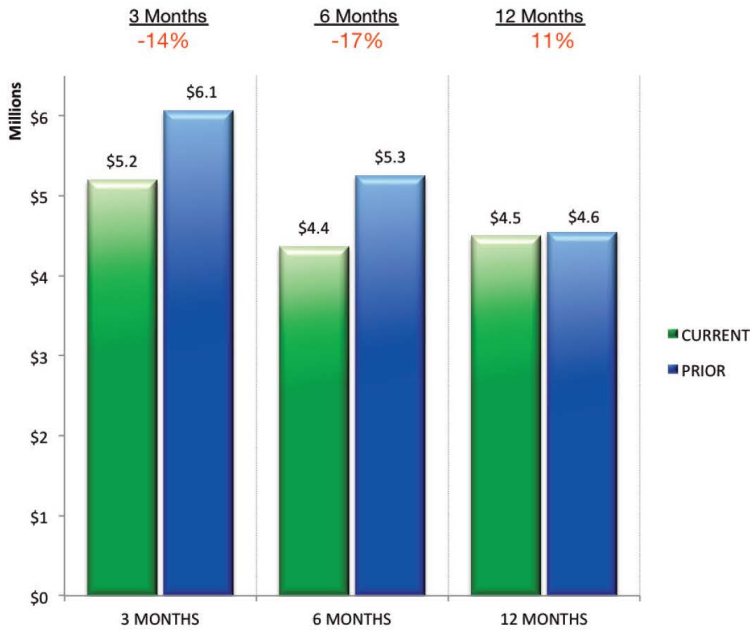
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1485 S. Ocean Blvd.	\$41,257,000	Jun-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	983	15,398
1473 N. Ocean Blvd.	\$39,376,200	Mar-18	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027
1800 S. Ocean Blvd.	\$37,375,675	Apr-18	JIM MCCANN <i>The Corcoran Group</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	201	20,875
1340 S. Ocean Blvd.	\$32,495,925	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	14,434
219 Indian Road	\$28,633,213	Oct-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071
1480 N. Lake Way	\$26,650,000	Sep-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	13,241
1616 S. Ocean Blvd.	\$22,430,000	May-18	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	ASHLEY MCINTOSH <i>Douglas Elliman</i>	27	15,171
726 Hi Mount Road	\$22,250,000	Jan-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	UNKNOWN	404	8,767
1460 N. Lake Way	\$21,355,000	Apr-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	594	9,864
822 South County Road	\$21,160,000	Nov-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006

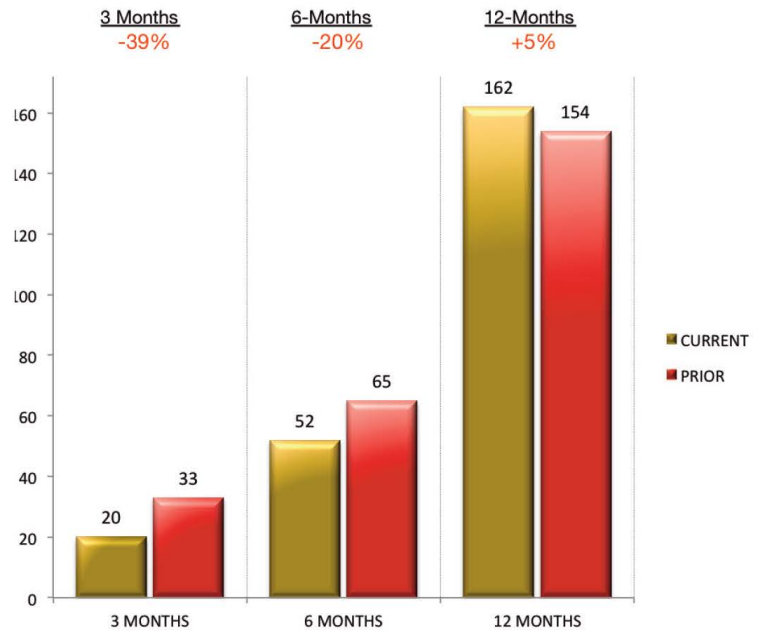
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



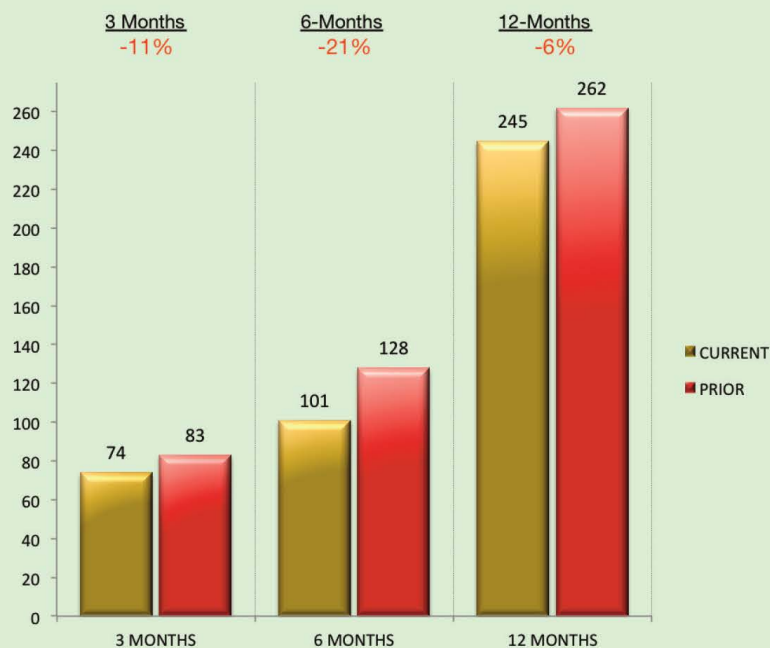
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



*SINGLE FAMILY HOMES AND RESIDENTIAL ESTATES \$1 MILLION AND ABOVE

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – DECEMBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
235 Dunbar Road	\$8,100,000	17-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	5,730
230 Atlantic Ave.	\$4,480,000	14-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN	13	3,972
301 Garden Road	\$4,050,000	5-Dec	WAHKUNA VEGA-FARRELL <i>Earl A. Hollis, Inc.</i>	LIZA PULITZER <i>Brown Harris Stevens</i>	22	4,002
239 Monterey Road	\$2,250,000	21-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	3,179
226 Oleander Ave.	\$1,500,000	13-Dec	TIERNEY OHARA <i>Sotheby's International Realty</i>	NATALIE PAAVOLA <i>Linda A. Gary Real Estate</i>	14	3,592

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES – NEW TO THE MARKET – DECEMBER 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
520 Island Drive	\$44,500,000	18-Dec	CHRIS DEITZ <i>William Raveis Palm Beach</i>	RX-10490054	2019	13,886
500 Regent Road	\$25,000,000	17-Dec	DAVID FERREIRA <i>Donohue Real Estate Palm Beach</i>	RX-10489702	1959	6,278
251 Jungle Road	\$16,000,000	4-Dec	RONNIE GARCIA / JENNIFER GARCIA <i>Waterfront Properties & Club Communities</i>	RX-10486708	2003	7,364
111 Atlantic Ave., House A	\$15,500,000	14-Dec	WHITNEY MCGURK / LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10488467	2020	5,610
1332 N. Ocean Blvd.	\$15,000,000	5-Dec	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10485982	LOT	LOT
870 S. Ocean Blvd.	\$13,900,000	4-Dec	CRIS CONDON <i>Sotheby's International Realty</i>	RX-10485760	1987	4,991
111 Atlantic Ave., House B	\$12,500,000	14-Dec	WHITNEY MCGURK / LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10488581	2020	3,844
6 Golfview Road	\$10,900,000	5-Dec	WALLY TURNER <i>Sotheby's International Realty</i>	RX-10486006	1928	3,229
2299 Ibis Isle Road, E	\$7,900,000	3-Dec	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10485519	2018	3,328
1090 S. Ocean Blvd.	\$6,950,000	28-Dec	BOB JACKSON <i>Bob Jackson, Inc.</i>	RX-10491023	1938	5,610
201 Sanford Ave.	\$6,895,000	5-Dec	CRIS DEITZ / BARTHOLOMEW DUERR <i>William Raveis Palm Beach</i>	RX-10486457	2018	5,100
146 Seaspray Ave.	\$6,750,000	20-Dec	WHITNEY MCGURK / LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10490036	1921	4,991
266 Fairview Rd	\$6,695,000	5-Dec	CRIS DEITZ / BARTHOLOMEW DUERR <i>William Raveis Palm Beach</i>	RX-10486456	2018	3,844
411 Brazilian Ave.	\$6,350,000	4-Dec	JEFFREY CLONINGER <i>Sotheby's International Realty</i>	RX-10485876	1925	3,636
112 Kings Road	\$5,695,000	14-Dec	CHARLES POOLE <i>Douglas Elliman</i>	RX-10489216	1972	3,420
261 El Dorado Lane	\$4,550,000	20-Dec	WHITNEY MCGURK / LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10490037	1957	3,229
346 Seabreeze Ave.	\$4,250,000	20-Dec	ROSLIND CLARKE <i>Premier Estate Properties</i>	RX-10490064	2003	3,328
240 Mockingbird Trail	\$3,200,000	10-Dec	SHARON NIKOLAS <i>Illustrated Properties</i>	RX-10487205	1951	3,636
1305 N. Ocean Way	\$2,895,000	7-Dec	CAROL HICK <i>Sotheby's International Realty</i>	RX-10486594	1955	3,420
300 Colonial Lane	\$2,800,000	10-Dec	DRAGANA CONNAUGHTON <i>Sotheby's International Realty</i>	RX-10487268	1964	4,459

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Cristina Condon's \$11.5M Condo Sale Tops 2018 Chart

Luxury Condominiums for 4th Quarter 2018 and 2017 Remain Neck And Neck

Similar to the high end single family home market, the luxury condominium market remained healthy with \$327 million in sales in \$1 million-plus units for the year, and \$47.4 million for the last quarter. The top sale of 2018 was listed and sold by Cristina Condon of Sotheby's International Realty, bringing \$11.5 million for unit S24 of 2 N. Breakers Row and the top sale of the last quarter was the private sale of Penthouse D at 300 South Ocean Boulevard for \$6.4 million. December's top sale of \$3.5 million for unit 205 at 200 Bradley Place was listed by Gary Puhler of Douglas Elliman with Fern Fodiman of Sotheby's International Realty representing the buyer.

Another robust month for listings, December totaled 20 new to the market units in the \$1 million-plus category and there were 76 altogether during the last quarter, just two shy of last year's fourth quarter at 78. The median price point is 23% higher than the same period of last year, at \$2.4 million compared to \$1.9 million. John Huempfer and James Deakins of Riverside Realty of Florida made the top December listing for unit 712E at 150 Bradley Place, priced at \$4.8 million.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

CONDOMINIUMS

LARGEST CONDO/CO-OP/TOWNHOUSE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
200 Bradley Place, 205	\$3,533,325	28-Dec	GARY PUHRER <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	6	3,625

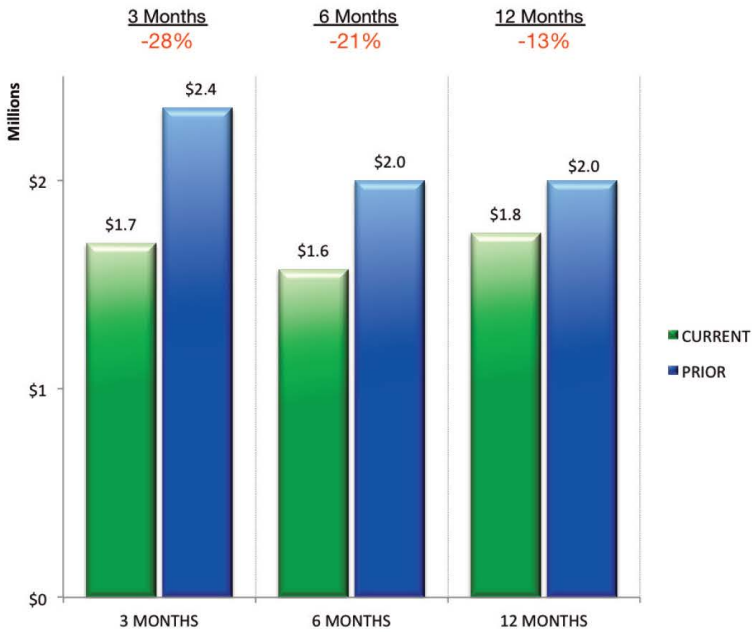
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S24	\$11,500,000	Apr-18	CRISTINA CONDON <i>Sotheby's International Realty</i>	CRISTINA CONDON <i>Sotheby's International Realty</i>	PRIVATE SALE	3,322
425 Worth Ave., PH-C	\$7,907,550	Mar-18	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	276	3,577
100 Worth Ave., 614/616	\$7,000,000	Mar-18	CHRISTINE FRANKS <i>Wilshire International Realty</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	103	3,993
2 N. Breakers Row, S41	\$6,750,000	Jan-18	DANA KOCH <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	592	3,243
3000 S. Ocean Blvd., PH-7	\$6,700,000	Apr-18	JOHN CAMPBELL / COLLEEN HANSON <i>The Corcoran Group</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	257	5,067
120 Sunset Ave., 4-C	\$6,400,000	May-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	258	3,084
300 S. Ocean Blvd., Ph-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
100 Sunrise Ave., 311	\$5,850,000	May-18	FERN FODIMAN <i>Sotheby's International Realty</i>	SIMON ISAACS <i>Property Matters</i>	36	2,025
150 Bradley Place, 115	\$5,400,000	May-18	SHIRLEY WYNER <i>The Fite Group</i>	MADISON COLLUM <i>Sotheby's International Realty</i>	120	6,229
3000 S. Ocean Blvd., 505	\$5,090,000	Jan-18	UNKNOWN	UNKNOWN	PRIVATE SALE	5,306

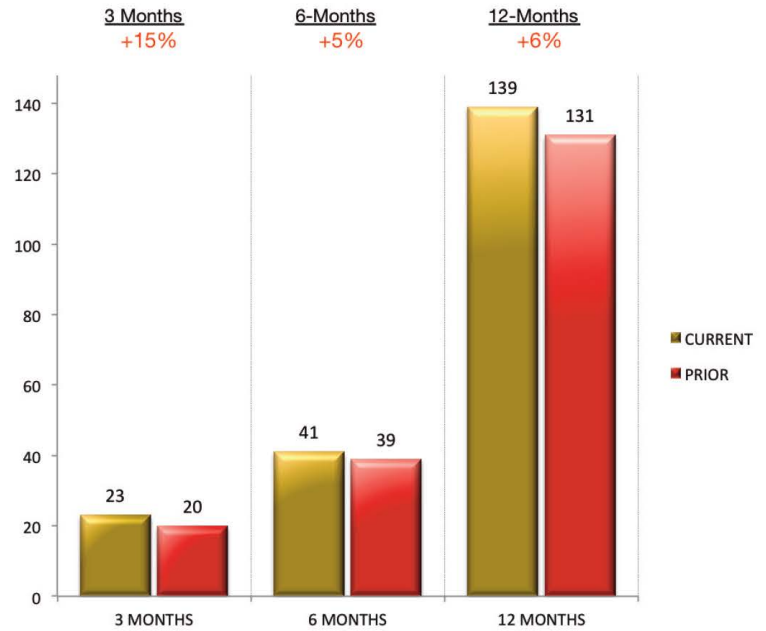
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOS/CO-OPS/TOWNHOUSES

MEDIAN SELLING PRICE*
 CURRENT YEAR VS PRIOR YEAR



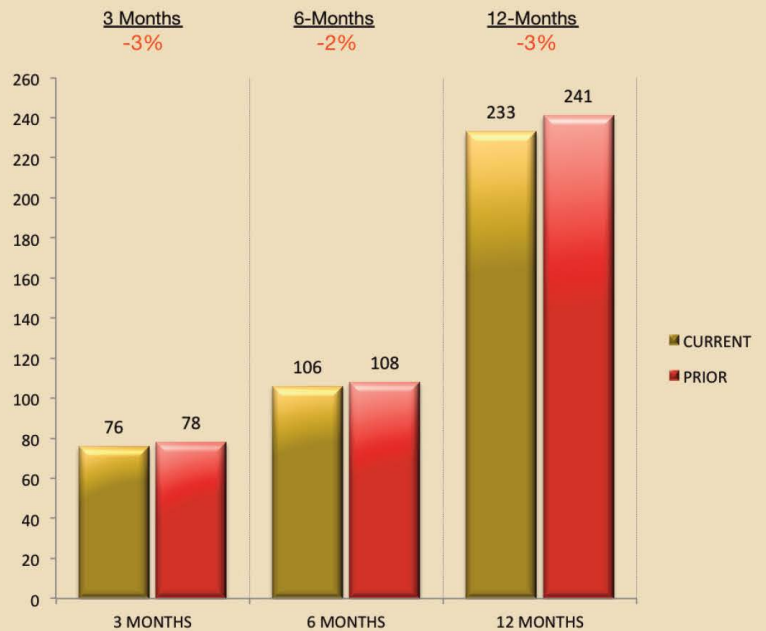
TOTAL CONDOS SOLD*
 CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
 CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
 CURRENT YEAR VS PRIOR YEAR



*FOR CONDOMINIUMS, COOPERATIVES AND TOWNHOUSES \$1 MILLION AND ABOVE

CONDO/CO-OP/TOWNHOUSE SALES — DECEMBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
200 Bradley Place, 205	\$3,533,325	28-Dec	GARY POHRER <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	6	3,625
2500 S. Ocean Blvd., 2C1	\$2,630,000	14-Dec	SCOTT GORDON <i>Scott Gordon Realty</i>	DAREN PRAYLAS <i>Sotheby's International Realty</i>	13	2,590
100 Worth Ave., 608	\$2,350,000	20-Dec	ASHLEY MCINTOSH <i>Douglas Elliman</i>	CRISTA RYAN <i>Douglas Elliman</i>	7	1,602
44 Cocanut Row, 515B, 514B, C17	\$2,250,000	4-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	2,926
3440 S. Ocean Blvd., 603S	\$1,500,000	28-Dec	SCOTT GORDON <i>Scott Gordon Realty</i>	SCOTT GORDON <i>Scott Gordon Realty</i>	6	2,131
44 Cocanut Row, 42 B	\$1,450,000	20-Dec	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	SIMON ISAACS <i>Property Matters</i>	7	1,022
2660 S. Ocean Blvd., 305N	\$1,200,000	21-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	1,900
134 Peruvian Ave., 201	\$1,018,500	18-Dec	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	UNKNOWN	91	1,389

CONDOS/CO-OPS/TOWNHOUSES — NEW TO THE MARKET — DECEMBER 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
150 Bradley Place, 712E	\$4,750,000	2-Dec	JOHN HUEMPFNER / JAMES DEAKINS <i>Riverside Realty of Florida</i>	RX-10485254	1926	2,005
360 S. Ocean Blvd., 2B	\$3,950,000	17-Dec	DANA KOCH <i>The Corcoran Group</i>	RX-10488898	1978	2,700
100 Sunrise Ave., 301	\$3,295,000	4-Dec	CRIS CONDON <i>Sotheby's International Realty</i>	RX-10486007	1977	1,780
130 Sunrise Ave., Ph9	\$3,295,000	27-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10490868	1977	2,434
2500 S Ocean Blvd., 2D1	\$2,850,000	31-Dec	JOAN MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	RX-10491629	1925	2,964
44 Cocanut Row, 420A	\$2,800,000	12-Dec	MONIQUE MATHESON <i>Monique Matheson Properties</i>	RX-10487744	1956	2,883
100 Worth Ave., 605	\$2,695,000	6-Dec	JACQUELINE ZIMMERMAN / ADAM ZIMMERMAN <i>Douglas Elliman</i>	RX-10486682	1970	2,022
3170 S. Ocean Blvd., 702N	\$2,550,000	21-Dec	SCOTT GORDON <i>Illustrated Properties</i>	RX-10489968	1985	2,950
2660 S. Ocean Blvd., 306S	\$2,500,000	18-Dec	DOUGLAS DRAKE <i>Illustrated Properties</i>	RX-10489208	1979	2,137
330 S. Ocean Blvd., A4	\$2,450,000	17-Dec	ANDREW THOMKA-GAZDIK <i>Sotheby's International Realty</i>	RX-10488826	1977	2,454
3170 S. Ocean Blvd., 202S	\$2,150,000	4-Dec	WENZEL MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	RX-10486374	1985	2,950
2000 S. Ocean Blvd., 404S	\$1,995,000	12-Dec	MONIQUE MATHESON <i>Monique Matheson Properties</i>	RX-10485788	1981	3,280
130 Sunrise Ave., 509	\$1,725,000	3-Dec	DANA KOCH <i>The Corcoran Group</i>	RX-10485407	1977	1,633
130 Sunrise Ave., 219	\$1,700,000	17-Dec	LINDA PANTANO <i>Waterfront Properties & Club Communities</i>	RX-10489750	1977	1,983
150 Bradley Place, 615	\$1,695,000	28-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10491281	1926	1,488
100 Worth Ave., 220	\$1,650,000	26-Dec	BURT MINKOFF / CHRISTINE FRANKS <i>Douglas Elliman / Wilshire International Realty</i>	RX-10490957	1938	1,279
3120 S. Ocean Blvd., 3-501	\$1,379,000	3-Dec	THOR BROWN <i>The Corcoran Group</i>	RX-10485322	1984	2,570
3300 S. Ocean Blvd., 303-N	\$1,300,000	19-Dec	GRACE BROWN <i>Brown Harris Stevens</i>	RX-10489433	1981	2,196
3440 S. Ocean Blvd., Apt. 505N	\$1,299,000	6-Dec	GUY CLARK <i>Douglas Elliman</i>	RX-10486361	1980	1,886
3120 S. Ocean Blvd., 2101	\$1,100,000	9-Dec	DONALD GORBACH <i>YHD Realty</i>	RX-10486993	1984	3,158

LAND USE/CONSTRUCTION HIGHLIGHT

Hedrick Brothers Contracts \$17M In New 2018 Construction

Top 2018 Architect, SKA Architect + Planner Presents 15 Blueprints For New Construction Projects

The contractor with the largest valuation of projects in The Town of Palm Beach for the year was Hedrick Brothers Construction of West Palm Beach. The company pulled permits for a grand total of \$16,952,250. The priciest permit was for their \$9.1 million residential new construction project, an estate designed by Bridges Marsh & Associates at 515 North County Road that was issued on August 8th. The top architect for the year for appearances before the Architectural Commission and Landmarks was SKA Architect + Planner. The firm brought 15 major projects to be reviewed by the ARCOM commission, and applied for 5 Certificates of Appropriateness from the Landmarks Preservation Commission including several new \$1 million-plus estates and the new Acqua Café restaurant design at 2875 S. Ocean Boulevard.

The total for major construction projects with valuations of \$100 thousand-plus in 2018 increased 59% as compared to 2017, where \$155.5 million in permits were issued in this category in 2018 as compared to \$97.7 million in 2017.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
1585 N. Lake Way	\$2,540,000	28-Dec	Sabatello Construction of Florida	Dailey Janssen Architects	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

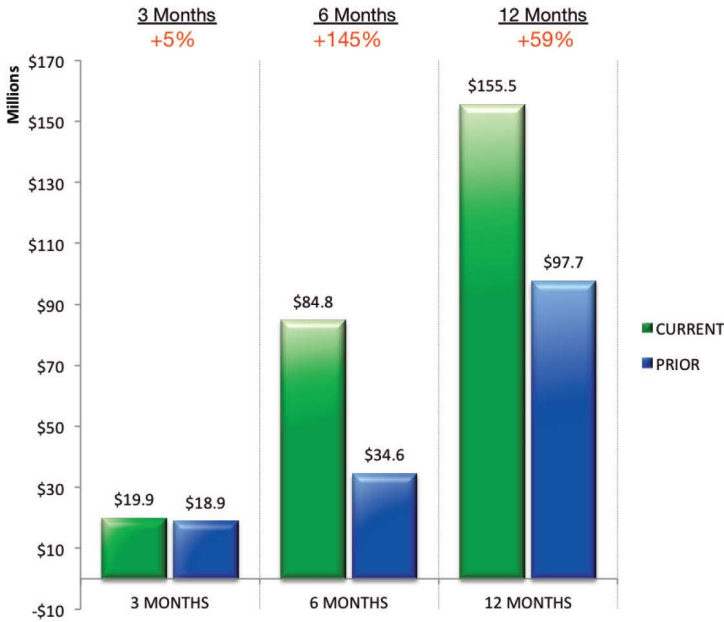
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
615 N. County Road	\$14,000,000	Jul-18	Davis General Contracting	Smith Architectural Group	Residential New Construction
515 N. County Road	\$9,124,750	Aug-18	Hedrick Brothers Construction	Bridges Marsh & Associates	Residential New Construction
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group of South Florida	Portuondo Perotti Architects	Residential New Construction
340 Seaview Ave.	\$6,000,000	Jul-18	Hedrick Brothers Construction	AIA Architects + Planners	Commercial New Construction
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
1020 S. Ocean Blvd.	\$4,342,000	Mar-18	Rogers General Contracting	Rogers General Contracting	Residential New Construction
16 S. Lake Trail	\$4,100,000	Mar-18	Murray Logan Construction	Murray Logan Construction	Commercial Alteration
535 N. County Road	\$3,875,400	Aug-18	Mark Timothy, Inc.	Boyle Architecture	Residential New Construction
2800 S. Ocean Blvd.	\$3,731,632	Jul-18	First Finish, Inc.	Leo A Daly	Commercial Alteration
149 E. Inlet Drive	\$2,885,900	Nov-18	Seabreeze Building	Dailey Janssen Architects	Residential New Construction

*PERMITS INCLUDE RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION AND COMMERCIAL ALTERATION

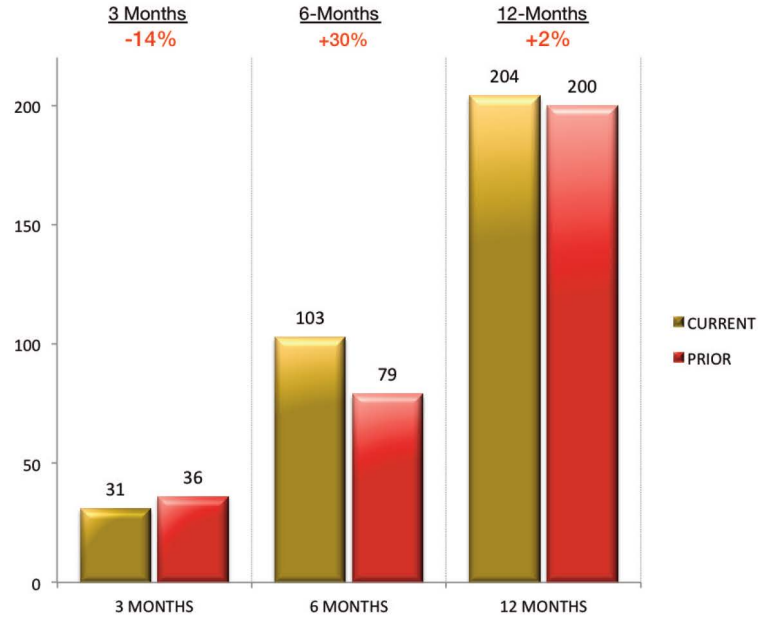
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

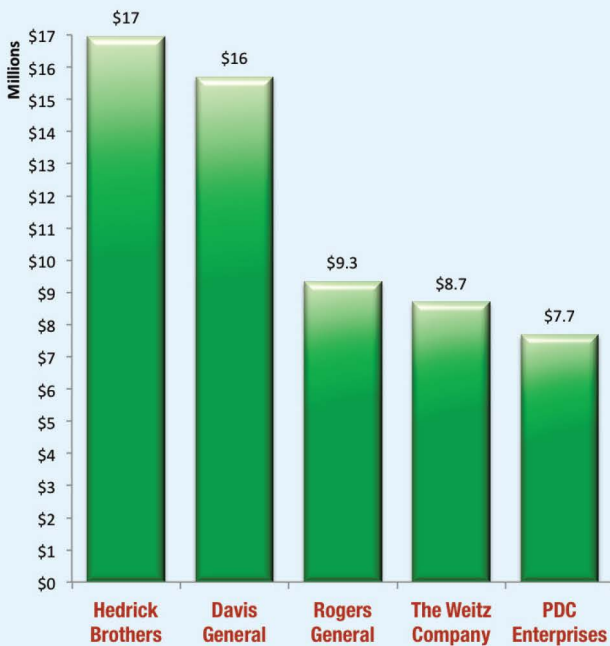
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



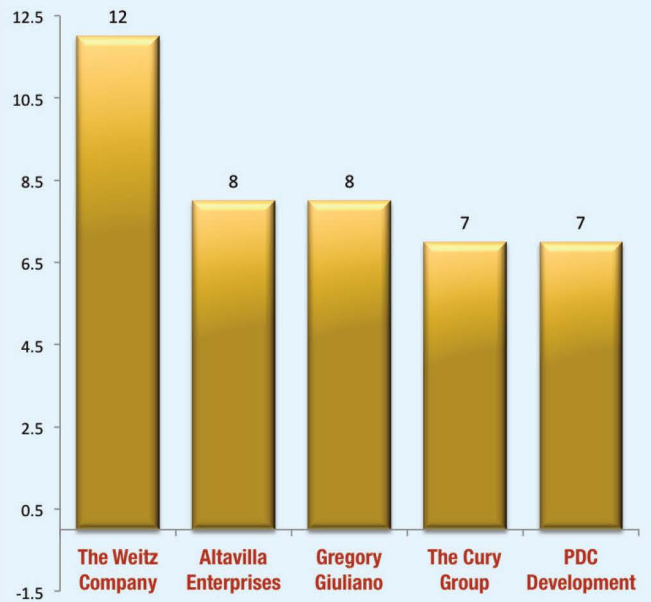
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS

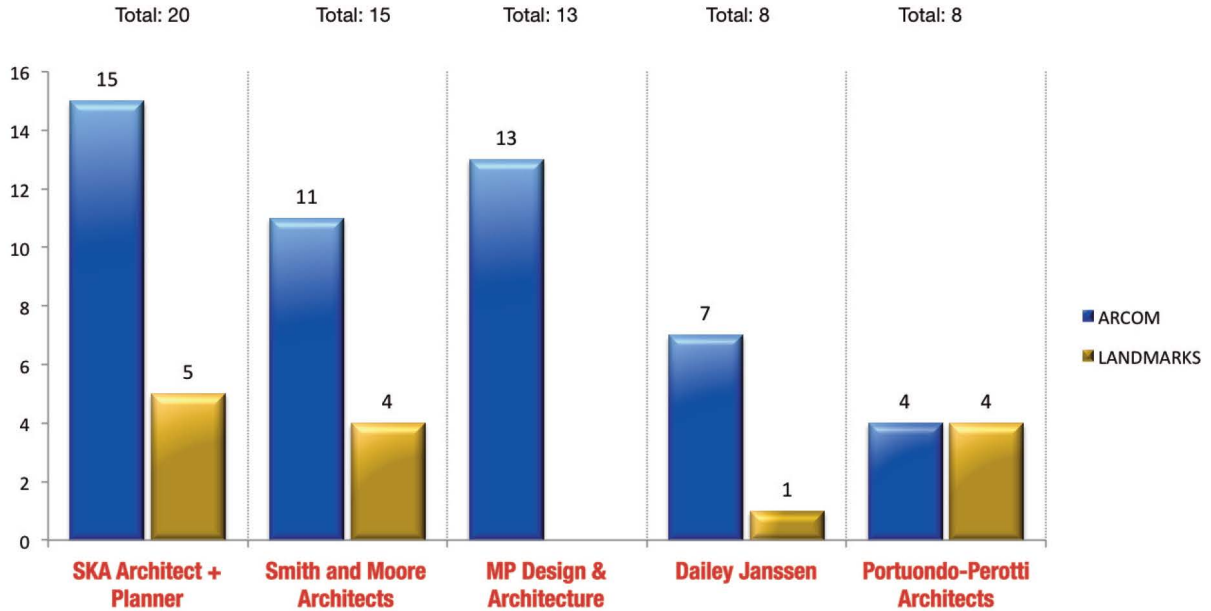


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

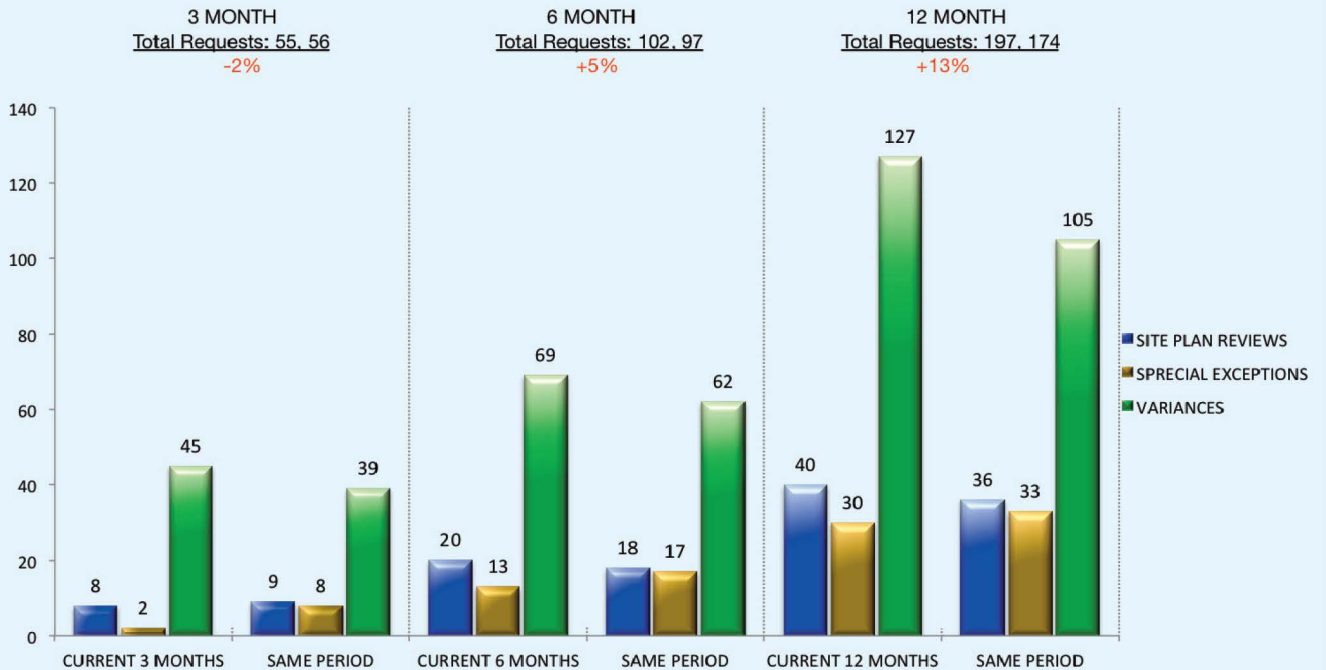
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS – LAST 12 MONTHS

APPEARANCES BEFORE ARCOM & LANDMARKS*



TOWN COUNCIL DEVELOPMENT REVIEWS CURRENT YEAR VS PRIOR YEAR



*FOR INITIAL PROJECT APPEARANCES ONLY, NOT INCLUDING LANDSCAPE AND HARDSCAPE

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Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: www.rabideau-law.com/million-dollar-mortgage-brief/

CONTACTS

David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221
Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | grabideau@rabideau-law.com | 561.655.6221
Florida Bar Board Certified in Real Estate Law

RABIDEAU LAW | 400 ROYAL PALM WAY, SUITE 404 | PALM BEACH, FL 33480 | WWW.RABIDEAU-LAW.COM